

58-2-10 ✓ 52-390-1  
Thru 52-390-19  
WAT

BK 3289 PG 251

WARRANTY DEED  
Corporate Grantor

**Know all Men by these Presents,**

01296

**That** R & S DEVELOPMENT CORPORATION

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec and State of Maine

in consideration of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION

paid by COLBY PLACE ASSOCIATES

whose mailing address is

Scarborough, Maine

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey  
unto the said

COLBY PLACE ASSOCIATES

its successors and assigns forever,

See Exhibit A attached hereto.

BLL  
RBL

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said COLBY PLACE ASSOCIATES

its successors ~~he~~<sup>he</sup> and assigns, to it and their use and behoof forever.

**And** the said Grantor Corporation does hereby ~~covenant~~ with the said Grantees, its successors ~~and assigns~~, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantees, its successors ~~and assigns~~ forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, the said R & S DEVELOPMENT CORPORATION has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

, its  
thereunto duly authorized, this 31<sup>ST</sup> day of the month of December, A.D. 1987.

**Signed, Sealed and Delivered**

**in presence of**

R & S DEVELOPMENT CORPORATION

(Corporate Name)

*Walter J. Semi*

By

Its

*Bernard R. Ransom*  
*President*

State of Maine, County of

ss.

December Jan 31

, 1987

Then personally appeared the above named

*Bernard Ransom*

*Pres.*

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

*Walter J. Semi*  
Attorney at Law Notary Public

*Albert L. Bonnier*  
Printed Name

EXHIBIT A  
WARRANTY DEED  
R & S DEVELOPMENT to COLBY PLACE ASSOCIATES

A certain lot or parcel of land with the buildings thereon, located in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin at the northeasterly corner of land of Rosenthal Investments, Inc. and in the westerly right-of-way line of College Avenue; thence N 37 - 26 - 53 E along said westerly right-of-way line a distance of 24.32' to a concrete highway monument; thence N 35 - 46 - 17 E continuing along said westerly right-of-way line of College Avenue a distance of 139.11' to an iron pin at the southeasterly corner of land now or formerly of one Alpha E. Bosse; thence N 52 - 58 - 58 W along the southerly line of land of said Bosse a distance of 127.45' to an iron pin; thence N 52 - 54 - 15 W continuing along said southerly line of land of Bosse a distance of 50.60' to an iron pin at the southwesterly corner of land of said Bosse; thence N 65 - 57 - 38 W along land of Waterville Boys' Club/Girls' Club a distance of 66.50' to an iron pin; thence S 28 - 05 - 48 W along an easterly line of said Waterville Boys' Club/Girls' Club a distance of 148.00' to an iron pin at the northwesterly corner of land of said Rosenthal Investments, Inc.; thence S 52 - 23 - 11 E along the northerly line of said Rosenthal land a distance of 222.76' to the pin and place of beginning. Comprising 0.86 acres.

Reference may be had to a Plan entitled "Boundary Survey of the Sacred Heart School", dated July, 1977, by K & K Land Surveyors, for a visual description of this conveyance.

Being the same property, excepting a small portion on College Avenue taken by the State of Maine on February 27, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1292, Page 355, for highway purposes, with a new description, however, according to Survey noted above, as the property conveyed to the herein Grantor in the first paragraph of a deed of the President and Trustees of Colby College dated August 15, 1952, and recorded in Book 927, Page 345.

Excepting and reserving to the Rosenthal Investments, Inc., its successor, successors and assigns, a right-of-way twelve (12) feet wide across the westerly boundary of the above described lot extending from the north line of the Foster lot conveyed to Lewis J. Rosenthal by deed dated July 1, 1952, to the northerly line of land hereinbefore described.

Also excepting and reserving right-of-way in common with others over a strip of land twenty (20) feet in width adjoining the next southerly of the most easterly part of the property of the Waterville Boys' Club/Girls' Club and being described as follows, to wit:

Beginning at an iron pin set at the Southwesterly corner of land of Alpha E. Bosse which is also a Southeasterly corner of land of Waterville Boys' Club/Girls' Club; thence N 65 - 67 - 38 W along the Northerly line of land of Roman Catholic Bishop of Portland a

*B.L.R.*  
*R.S.*

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distance of 66.5 feet to an iron pin set at the Northwesterly corner of said Bishop's land; thence S 28 - 05 - 48 W along the westerly line of said Bishop's land a distance of 20.05 feet to a point; thence S 65 - 57 - 38 E to the Sacred Heart School Building; thence along said building to the Northwest corner thereof; thence North twelve (12) feet to the pin at the point of beginning.

Together with a right-of-way in common with others twenty (20) feet wide, and described as follows, to wit:

Beginning at a point in the easterly right-of-way line of Main Street, said point being 69.90' distant southerly along Main Street from the northwest corner of land of the Waterville Boys' Club/Girls' Club; thence S 82 - 50 - 15 E a distance of 51.00' to an angle point in the right-of-way; thence S 66 - 28 - 47 E a distance of 247.41' to a point in the westerly line of Sacred Heart School property; thence S 28 - 05 - 48 W along said westerly line of the Sacred Heart School property a distance of 20.06' to a point; thence N 66 - 28 - 47 W a distance of 148.33' to an iron pin at the northeasterly corner of land now or formerly of the Maine Childrens Home for Little Wanderers; thence continuing N 66 - 28 - 47 W a distance of 94.60' to an angle point in the right-of-way; thence N 82 - 50 - 15 W a distance of 47.83' to a point in the easterly right-of-way line of Main Street; thence N 06 - 20 - 15 E along said easterly right-of-way line of Main Street a distance of 16.17' to an iron pin; thence N 06 - 14 - 45 E continuing along said easterly line of Main Street a distance of 3.83' to the point and place of beginning.

Meaning and intending to describe a 20 foot wide right-of-way across the land of the Waterville Boys' Club/Girls' Club; from the easterly line of Main Street to the westerly line of land of the Sacred Heart School.

Being the same right-of-way acquired by the herein Grantor by means of a Right of Way Agreement between the herein Grantor and the Waterville Boys' Club/Girls' Club dated June 27, 1977, and recorded in Book 2027, Page 226, which agreement changed the original bounds of a right-of-way described in paragraph #2 of the deed referred to above recorded in Book 927, Page 345, and by corrected Right of Way Agreement to be recorded. Together with a right-of-way in common with others twenty (20) feet wide, and described as follows, to wit:

Beginning at an iron pin at the southwesterly corner of land of one Alpha E. Bosse and a southeasterly corner of land of the Waterville Boys' Club/Girls' Club; thence N 26 - 42 - 00 E along the easterly line of land of the said Waterville Boys' Club/Girls' Club a distance of 125.76' to an iron pin in the southerly right-of-way line of College Place; thence N 63 - 55 - 19 W along said southerly right-of-way line a distance of 20.00' to a point in said southerly right-of-way line of College Place; thence S 26 - 42 - 00 W a distance of 126.47' to a point in the northerly line of land of the Sacred Heart School; thence S 65 - 57 - 38 E along said northerly

*[Signature]*  
R. B. L.

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line of the school property a distance of 20.02' to the point of beginning.

Meaning and intending to describe a twenty foot (20) wide right-of-way along the easterly side of land of the Waterville Boys' Club/Girls' Club; from the northerly line of the Sacred Heart School property to the southerly line of College Place; excepting the area occupied by the present Boys' Club/Girls' Club building.

Meaning and intending hereby to convey certain real estate situated in Waterville, County of Kennebec and State of Maine more particularly bounded and described as follows:

Units 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18 and 19 in Thirty-Two College Avenue, Professional & Business Building Condominium, Waterville, County of Kennebec and State of Maine, pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 1, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2689, Page 11. Exhibit C to said Declaration, the Plat Plan, is recorded in the Kennebec County Registry of Deeds in File #E-84066. Exhibit D to said Declaration, the Building Plans, are recorded in said Registry in File #E-84067 - #E-84074, inclusive. Said Declaration and Exhibits are incorporated herein by reference.

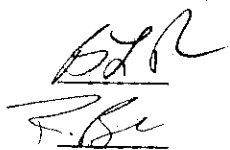
ANY and all rights, easements, privileges and appurtenances belonging to the Units are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the above-referenced Declaration, as amended.

BEING a portion of the premises acquired by R & S Development Corporation by Deed dated December 14, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2615, Page 300.

Excepting and reserving to the within Grantor, its successor, successors and assigns, the following:

Certain real estate situated in Waterville, County of Kennebec and State of Maine more particularly bounded and described as follows:

Unit 8 in Thirty-Two College Avenue, Professional & Business Building Condominium, Waterville, County of Kennebec and State of Maine, pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 1, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2689, Page 11. Exhibit C to said Declaration, the Plat Plan, is recorded in the Kennebec County Registry of Deeds in File #E-84066. Exhibit D to said Declaration, the Building Plans, are recorded in said Registry in File #E-84067 - #E-84074, inclusive. Said Declaration and Exhibits are incorporated herein by reference.



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